

for SF 11.3.31.7.1-8

H.F. Scritsmier (Scritsmier Co.) to United States
National Bank of Oregon
1/22/1979 - Statutory Bargain and Sale Deed - Book
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STATUTORY BARGAIN AND SALE DEED

MAR 21 1979

BOOK 2296 PAGE 2824

H. F. SCRITSMIER, an individual, owner and successor in interest to all of Scritsmier Co., a partnership, and successor in interest to (b) (6), Grantor, conveys to UNITED STATES NATIONAL BANK OF OREGON, as Trustee, Grantee, the following described real property:

In Multnomah County, Oregon:

1. A tract of land in Sections 8 and 9, Township 2 North of Range 1 West of the Willamette Meridian, described as follows:
Beginning at a point on the line between the Matthew White and Jacob Cline Donation Land Claims, North 42° 31' West 1546.59 feet from the most easterly corner of said Cline D. L. C.; thence North 47° 29' East at right angles, 40.00 feet to a true point of beginning of tract to be described; running thence North 42° 31' West, parallel to said D. L. C. line, 1497.30 feet to a point from which an old iron pipe bears South 40° 40' 40" West 41.04 feet; thence North 40° 40' 40" East 302.11 feet to an iron pipe in the northeasterly line of the Jacob Cline D. L. C.; thence North 48° 30' West along said northeasterly line of the Jacob Cline D. L. C. 597.41 feet to an iron pipe; thence North 40° 41' East 654.5 feet to the center line of Gilbert River; thence along the center line of Gilbert River South 46° 05 1/2' East 190.39 feet; thence South 48° 12 1/2' East 402.0 feet; thence South 54° 01 1/2' East 292.0 feet; thence South 57° 09' East 322.91 feet; thence South 57° 50 1/2' East 126.0 feet; thence South 67° 00 1/2' East 425.0 feet; thence South 57° 20 1/2' East 180.0 feet; thence South 47° 25 1/2' East 230.0 feet; thence South 34° 16 1/2' East 105.65 feet to a point which bears North 47° 29' East at right angles to Cline D.L.C. line, from point of beginning; thence South 47° 29' West 1339.44

Until further notice, all tax statements shall be sent to the following address:

FIDELITY NATIONAL TITLE
402172-001

feet to point of beginning, containing 50.725 acres more or less.

As these premises are within the boundaries of Sauvie Island Drainage District they are subject to levies, easements and assessments thereof.

2. A tract of land in Sections 5 and 8, Township 2 North of Range 1 West of the Willamette Meridian, described as follows:-

Beginning at a point in the east line of Section 8, South 0°09'45" West 258.0 feet from the northeast corner of said Section 8; running thence North 0°09'45" East 258.0 feet to the northeast corner of said Section 8; thence North 1°21' East along the east line of said Section 5, 2000.58 feet; thence South 89°41' West 1353.64 feet more or less to the centre of Gilbert River; thence Southerly along the centre of Gilbert River 2273.55 feet more or less to a point which bears South 89°41' West from the point of beginning; thence North 89°41' East 1438.18 feet to the place of beginning, containing 71.672 acres more or less (net 69.5 acres more or less, excluding land in the road), subject to the rights of the public in and to Oak Island Road.

Also a tract of land in Section 8, Township 2 North of Range 1 West of the Willamette Meridian, described as follows:-

Beginning at a point in the east line of said Section 8, South 0°09'45" West 258.0 feet from the northeast corner of said Section 8; running thence South 89°41' West 1438.18 feet more or less to the centre of Gilbert River; thence southeasterly along the center of Gilbert River 2573 feet more or less to the east line of said Section 8; thence North 0°09'45" East along section line 2087.22 feet to the place of beginning; containing 42.181 acres more or less (net 40 acres more or less, excluding land in the Road) excepting therefrom a right of way for a bridge, within 250 feet from the site of the old bridge across the Gilbert River, subject to the rights of the public in and to Oak Island Road.

Subject to the following restrictions:-

(1) Drainage Easement granted by Ukase Investment Company to Sauvie Island Drainage District, a corporation, by deed dated March 13, 1939 and re-

corded April 4, 1939 in P. S. Deed Book 490
page 242.

(2) Rights of the United States of America, if any, for flood control, etc. as granted in an easement from Sauvie Island Drainage District dated May 19, 1939 and recorded May 19, 1939 in P. S. Deed Book 497, page 251.

(3) Said premises are located within a drainage district and are subject to the easements, regulations, assessments, etc. thereof.

(4) Reservation of all the coal and other minerals and the right to prospect for, mine, and remove the same and also the right of way for ditches, canals and reservoir sites for irrigation purposes, constructed or which may be constructed by the authority of the United States or otherwise, as excepted in the deed from the State of Oregon to Ukasa Investment Company, dated March 14, 1944 and recorded March 21, 1944 in P. S. Deed Book 822, page 209. (Affects only that portion of said premises included within Sturgeon Lake as meandered by United States Government Survey.)

3. All of Block Nineteen (19), except highway right-of-way; All of Block Twenty (20); All of Block Twenty-One (21), excepting Lots Two (2), Three (3), Four (4), and Sixteen (16); All of Block Twenty-Two (22); All of Block Twenty-Three (23), except Lot Number Six (6); All of Block Twenty-Four (24), except Lot Three (3); All of Block Twenty-Five (25), except Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Nine (9) and Twelve (12); All of Block Twenty-Six (26); All of Block Twenty-Seven (27); All of Block Twenty-Eight (28); All of Block Twenty-Nine (29); All of Block Thirty-Six (36); All of Block Thirty-Seven (37); All of Block Thirty-Eight (38); All of Block Thirty-Nine (39); All of Block Forty (40), except Lot Sixteen (16); All of Block Forty-One (41); All of Block Forty-Two (42); All of Block Forty-Three (43); All of Block Forty-Four (44); All of Block Forty-Seven (47); All of Block Forty-Eight (48); All of Block Forty-Nine (49); All of Block Fifty (50); Lots Twelve (12) and Thirteen (13) in Block Fifty-One (51); All of Block Fifty-Two (52), excepting Lots Eight (8) and Nine (9).

BURLINGTON

ALSO, a tract or parcel of land described as follows: beginning at the quarter (1/4) corner between Sections Nineteen (19) and Twenty (20), Township 2 North, Range 1 West Willamette Meridian; running thence South 89 Degrees 23' West 1233.7 feet to the Southwest corner of

Southeast one-quarter of Northeast one-quarter of Section Nineteen (19); thence North 0 degrees 36' East 1300.2 feet to the Northwest corner of Southeast one-quarter of Northeast one-quarter of Section Nineteen (19); thence South 89 degrees 20' West on the South line of the Northwest one-quarter of the Northeast one-quarter of Section Nineteen (19) 538.79 feet to the Southeasterly line of the United Railway Company's right-of-way; thence following said Southeasterly line of right-of-way on a curve to the right of 1587.3 feet radius, 1986.3 feet to the line between Sections Nineteen (19) and Twenty (20); thence South 1 degree 47' West on said line between Sections Nineteen (19) and Twenty (20) 1700.06 feet to the place of beginning, containing 54.18 acres.

Subject, however, to the county road across said tract.

Also a tract of land described as follows: Beginning at the section corner of 19, 20, 29, 30 in Township 2 North Range 1 West, this being the Southwest corner of Section 20 thence North 1,642.0 feet, to South line of the John G. Tomlinson donation land claim which is also the South line of Burlington, thence East along South line of said claim 1,213.04 feet to East line of Lanoche Drive as platted in platte of Burlington, thence Northeasterly along Easterly line of Lanoche Drive 1,744.0 feet to United Railway Company's right-of-way Westerly boundary thence Southeasterly along said right-of-way to point where right-of-way boundary intersects the South line of Section 20 thence West 4501.95 feet to the Southwest corner of Section 20 to the place of beginning.

Certain parcels of the above described lands are subject to right-of-way easements of Bonneville Power line as now constructed and built.

Also, a parcel of land located in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 20 Township 2, North Range 1 West. Starting at the Southeast corner of John G. Tomlinson's donation land claim thence 705.3 feet North along East line of said claim to Easterly line of the United Railway right-of-way boundary to place of beginning, thence 301.5 feet North following the above line which is also the East boundary of Burlington to Westerly boundary of the state highway; thence 1,402.5 feet Southeasterly along Westerly highway boundary to point where said

highway boundary intersects the United Railway Company's right-of-way Easterly boundary, thence 1,160.0 feet Northwesterly along said boundary to point of beginning;

Also, a parcel of land in the Southeast Quarter of Section 20, Township 2, North Range 1 West. Starting at the Southeast corner of the John G. Tomlinson donation land claim thence North 1,225.2 feet to the Westerly boundary of right-of-way of the North Pacific Railway, thence Southeasterly 852.6 feet along said North Pacific Railway right-of-way to point of beginning thence Southeasterly along said right-of-way 1,303.6 feet to point where this boundary intersects state highway Easterly boundary thence 1,402.8 feet Northwesterly along highway boundary to point of beginning.

4. Lots 2, 3, 4 and 16, Block 21; and Lot 12, Block 25, BURLINGTON, according to the duly recorded plat thereof on file in the office of the Clerk of the County of Multnomah, State of Oregon,

Subject to the following:

1. Reservation in deed from Ruth Trust Company, an Oregon corporation, to W. S. Moore and L. M. Cleek, recorded September 23, 1911 in Book 548, Page 443, Deed Records, wherein the said grantor reserves to itself and its successors and assigns, the right to lay and maintain water mains across said property where its general plan for a water system calls for such laying.
 2. Transmission line easement, including the terms and provisions thereof, 100 feet in width, taken for the use of the United States of America.
(Affects a northeasterly portion of Lot 12, Block 25.)
5. Block One (1) - Lot 1 to 7, Lots 10 to 19, Lots 24 to 29; except that portion deeded to state highway
Block Two (2) - Lots 11 to 27; except that portion deeded to state highway
Block Three (3) - All; except that portion deeded to state highway
Block Four (4) - Lots 1 to 7, Lots 12 to 18; except that portion deeded to state highway
Block Five (5) - Lots 1 to 12, Lots 15 to 18; except that portion deeded to state highway

Block Six (6) - Lots 1 to 3, Lots 5 to 19, Lots 25 and 26;
 Block Seven (7) - All; except that portion deeded to state highway
 Block Eight (8) - Lots 29 to 33; except that portion deeded to state highway
 Block Nine (9) - Lots 29 to 30; except that portion deeded to state highway
 Block Ten (10) - Lots 4 to 25; except that portion deeded to state highway
 Block Eleven (11) - All;
 Block Twelve (12) - Lots 1 to 11; Lots 13 to 25;
 Block Fifteen (15) - Lots 1 to 3, Lots 9 to 14, Lot 16, Lots 24 to 25;
 Block Sixteen (16) - Lots 1 to 7, Lots 12 to 18;
 Block Seventeen (17) - All;
 Block Eighteen (18) - All;
 Block Forty-Five (45) - All;
 Block Forty-Six (46) - All;
 Block Fifty-One (51) - Lots 1 to 10;
 Block Fifty-Three (53) - All

6. Two parcels of land in the Southeast quarter of Section 12, Township 1 North, Range 1 West of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Parcel 1:

Beginning at the Northeast corner of that certain tract of land conveyed to Portland Manufacturing Company by deed recorded December 11, 1950 in Book 1448, page 521, Deed Records, said point being the point of intersection of the southerly extension of the center line of North Tyler Avenue with the southerly line of the O.W.R. & N. right of way; thence south $24^{\circ} 38' 15''$ west, along the easterly line of said Portland Manufacturing tract, 386.59 feet to the Harborline; thence southeasterly along the harbor line to the east line of a tract of land conveyed to the Port of Portland by deed recorded September 18, 1903 in Book 310, page 251, of Deed Records, as established by boundary line agreement from The Port of Portland, a municipal corporation, to Western Cooperage Co., an Oregon corporation, dated September 19, 1914, recorded August 14, 1915 in Book 689, page 336, Deed Records, thence northerly along the east line of the Port of Portland tract as established by said boundary line agreement to the point of intersection of the southerly line of the O.W.R. & N. Co., right of way; thence westerly following the southerly line of said right of way to the point of beginning; subject to the

right, title and interest of the State of Oregon and The United States and of all persons, firms or corporations in and to all of that portion of said premises lying below the high water mark of the Willamette River.

Parcel 2:

Beginning at the point of intersection of the southerly extension of the westerly line of N. Buchanan Avenue, with the northerly line of the O.W.R. & N. right of way; thence north $19^{\circ} 42'$ east along said westerly extension 10.94 feet to the southwesterly line of North Crawford Street; thence north $43^{\circ} 50'$ west along the southwesterly line of North Crawford Street 185 feet; thence south $19^{\circ} 42'$ west 194.44 feet to the northerly line of said right of way; thence north $78^{\circ} 14'$ east, along said northerly line 194.16 feet to the point of beginning.

7. Lot 13 and that portion of Lot 14 lying southerly of a line drawn midway between and parallel with the Northerly and Southerly lines of said Lot 14, Block "E", in OVERLOOK, in the City of Portland, said County and State.
8. All of that part of lots 2, 3 and 4, Block 8, KILLINGSWORTH GARDENS in the County of Multnomah, State of Oregon, lying northerly of the Northeast Portland Highway.
9. Beginning at the point where the westerly boundary line of Lot 6 Block 8 KILLINGSWORTH GARDENS, intersects the Northerly boundary of N. E. Portland Highway, thence Northerly along the westerly line of said Lot 6 to a point 95 feet distant therefrom and point of beginning of tract to be conveyed; thence continuing Northerly along said line 120.4 feet, more or less, to the northwesterly corner of said Lot 6, thence Easterly along the Northerly line of said Lot 6 a distance of 95 feet; thence Southerly parallel with westerly line of said Lot 6 a distance of 120.4 feet, more or less to a point 95 feet northerly from northerly line of said N. E. Portland Highway; thence westerly to place of beginning.
10. All that portion of the following described portion of Lot 1, Block 8, Killingsworth Gardens in the County of Multnomah and State of Oregon which lies North of a line drawn 75 feet north of and parallel with the northerly line of N. E. Portland Highway;

Beginning at the northwest corner of said Lot 1; thence

south 80° 02' 10" east along the north lot line 63.80 feet; thence south 175.22 feet to the northerly line of N. E. Portland Highway; thence north 76° 36' west along the said northerly line of N. E. Portland Highway 64.59 feet to the west line of said Lot 1; thence north 171.33 feet to the place of beginning.

11. Lot Five (5), Block Eight (8), KILLINGSWORTH GARDENS, in the County of Multnomah and State of Oregon, EXCEPT that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded August 2, 1938 in Book 459, page 125, Deed Records, said portion being described as follows:

Beginning at the Southeast Corner of said Lot 5; thence North 80° 03' West along the South line of said Lot 5 a distance of 143 feet to the Southwest corner of said Lot 5; thence North along the West line of said Lot 5 a distance of 93.4 feet; thence South 76° 37' East parallel with the center line of Northeast Portland Highway, a distance of 144.8 feet to the East line of said Lot 5; thence South along the East line of said Lot 5 a distance of 84.6 feet to the point of beginning.

12. Lot one (1), Block eight (8), Killingsworth Gardens lying North of North-East Portland Highway in said County and State excepting therefrom the following described tract, to-wit:- Beginning at the North-West corner of said Lot one (1), thence South 80° 02' 10" East along the North line of said Lot one (1), 63.80 feet thence South 175.22 feet to the Northerly line of North-East Portland Highway; thence North 76° 36' West along said Northerly line of North-East Portland Highway 64.59 feet to the West line of said Lot one (1); thence North 171.33 feet to the place of beginning, containing 1/4 acre more or less, in Multnomah County, State of Oregon.

The true consideration for this conveyance is property or value other than money.

DATED this 22nd day of JAN, 1979.

(b) (6)

STATE OF OREGON)

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County of Multnomah)

ss.

Personally appeared before me this 1st day of February, 1979, the above named (b) (6) who, being duly sworn, did acknowledge the foregoing instrument to be his voluntary act and deed.

Robert C. Dink
Notary Public for Oregon
My Commission Expires:

My Commission Expires June 27, 1981

036699

STATE OF OREGON }
Multnomah County

I, a Deputy for the Recorder of County, in and for said County, do hereby certify that the within instrument was duly acknowledged and recorded in the records of said County.

90 APR 30 PM 3:39

RECORDING SECTION
MULTNOMAH CO. OREGON

In Book
BOOK 2296 PAGE 2824

records my hand and seal of office at Portland, Oregon, this 1st day of April, 1979.

on Buena
Deputy

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